

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R50982



27/28

Property Information

property address: 2100 S TEXAS AVE

legal description: ZENO PHILLIPS, BLOCK 5, LOT 2 (TR-243)

owner name/address: WHITLEY, JAMES W

2100 S TEXAS AVE

BRYAN, TX 77802-1835

full business name: We Sell Quality Jim Whitley Auto

land use category: Retail

type of business: Auto Sales

current zoning: C3

occupancy status: Occupied

lot area (square feet): 32780

frontage along Texas Avenue (feet): 250

lot depth (feet): 160

sq. footage of building: 2527

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): brick

building/site condition: 2-4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) pipe fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: metal

overall condition (specify): Avg

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: 2

lot type: ☒ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: grassy lot

Outside Storage

☒ yes ☐ no (specify) cars
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no wh

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

large grass lot in good cond.